



Symonds  
& Sampson

Units 3-8 North Dorset Business Park, Sturminster Newton, DT10 2GA

New units available to lease from 1,603 sqft to 4,286 sqft      From £14,500pa - £59,000pa

## Units 3-8 North Dorset Business Park

Rolls Mill Way  
Sturminster Newton  
DT10 2GA



1,603 sq ft - 4,286sq ft

- Brand new versatile and flexible units
- Storage, workshop and office space (Class E/B8 use)
- Sectional overhead doors with vision panels
  - WC's and kitchens
  - Good natural light
  - Ample parking

From £14,500 Per Annum

Dorchester Commercial  
01305 261008 ext 3  
[commercial@symondsandsampson.co.uk](mailto:commercial@symondsandsampson.co.uk)



## SITUATION

Units 3-8 are a brand new development of modern industrial/business units forming part of the North Dorset Business Park. Situated just off the A357 and close to the market town of Sturminster Newton, the site is well placed for local facilities and the wider road network. The market town of Blandford Forum is approximately 11 miles, Poole 25 miles, Bournemouth 30 miles. There is access to the A350 via Durweston and the A303 North of Shaftesbury. Main line railway station at Gillingham.

## THE PROPERTY

Various new units are available at North Dorset Business Park based on the following schedule:

### UNIT 3A

A lofty warehouse/workshop building 1,603sqft, WC and kitchen, sectional overhead door with vision panels, £14,500pa FRI plus estate service charge/insurance. \*

### UNIT 4C

A lofty warehouse/workshop building, 2,552 sqft, WC and kitchen, sectional overhead door with vision panels, £22,713pa FRI plus estate service charge/insurance. \*

### UNIT 4F

A lofty warehouse/workshop building 1,603sqft WC and kitchen, sectional overhead door with vision panels, £14,500 FRI plus estate service charge/insurance. \*

### UNITS 4A, E & G

Units 4A - 4E Let, Unit 4G Under offer.

### UNIT 8A

Ground and first floor office/business space 2,347sqft per floor available as a whole (4,694sqft) Quality premises with good natural light, 2 x WC and kitchen, £29,500pa per floor FRI plus estate service charge/insurance.

### UNIT 8B

A lofty warehouse/workshop 3,588sqft with sectional overhead door with vision panels, WC and kitchen. Good natural light, £33,000pa FRI plus estate service charge/insurance. \*



## UNIT 8C

A lofty warehouse/workshop 4,286sqft with sectional overhead door with vision panel, WC, good natural light, £39,431pa FRI plus estate service charge/insurance. \*

\*Can be fitted with full/part mezzanine.

## LOCAL AUTHORITY

Dorset Council  
Tel: 01305 221000  
Business Rates: TBA

## ENERGY PERFORMANCE CERTIFICATE

TBA

## DIRECTIONS

From Blandford, proceed towards Sturminster Newton on the A357. At the town bridge traffic lights, proceed on for approximately one mile where the development will be found on the right hand side at Rolls Mill.

## CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

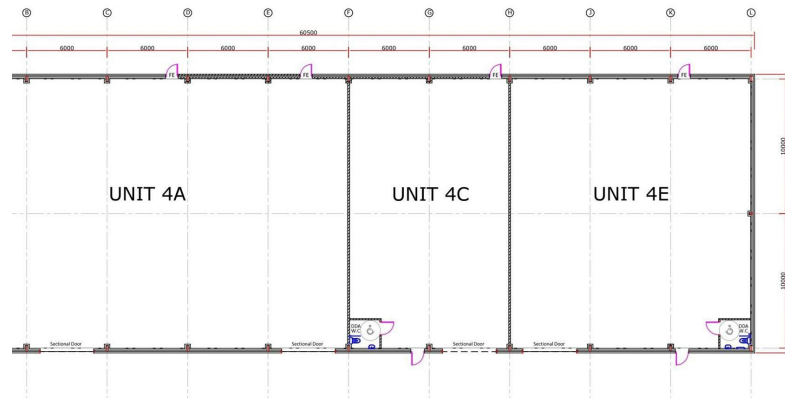
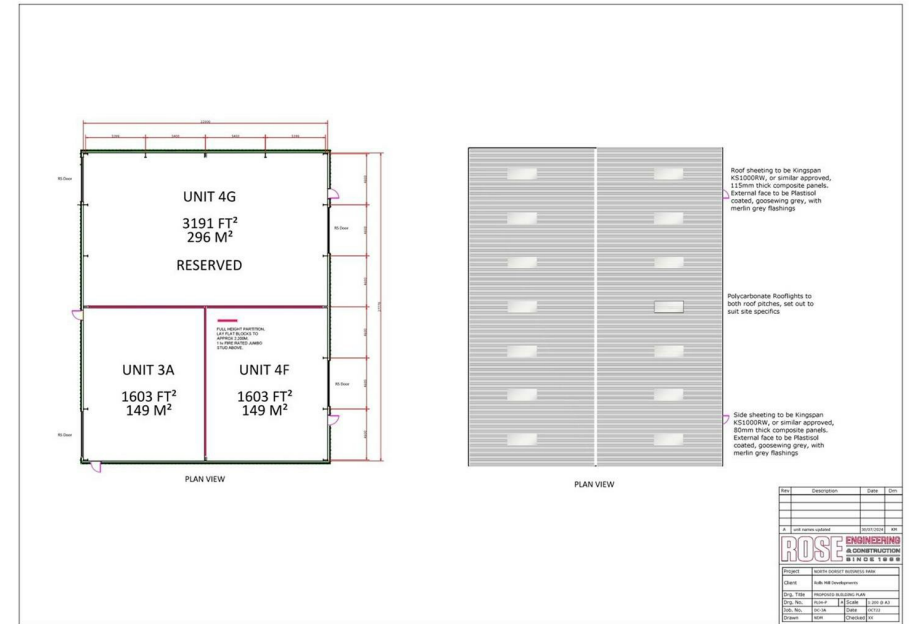
## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.





JMT/19/11/24



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